

AGENDA
PLANNING AND ZONING COMMISSION
222 St. Louis Street, Room 348
Monday, September 16, 2019
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **August 19, 2019**
[August 19, 2019](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

CONSENT - ITEMS FOR APPROVAL

11, 14, 15, 16, 17, 18, 20, 22, 23, 24

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-11-19 7391, 7393, 7395, 7399 Highland Road**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Neighborhood Center property located north side of Highland Road, west of Kenilworth Parkway and south of Menlo Drive, on Lots 1-A and 2-A of the Rosario Martina Property. Section 63, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Recommend approval, based upon a review of the area in a greater level of detail, compatibility with surrounding uses, and irregular shape of the subject property
[Application](#) [Staff Report](#)

3. **TA-18-19 Chapter 17, Parking**

To allow off-site parking for residential uses and clarify parking requirements.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code

[Staff Report](#)

4. **TA-19-19 Section 4.1.2 Coordination with Others**

To require projects governed by Chapter 4 to receive recommendations from other municipalities Planning and Zoning Commission.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to eliminate an inconsistency with regard to the coordination provisions of Chapter 3, Processes, and Chapter 4, Site Plans and Plats

[Staff Report](#)

5. **TA-20-19 Chapter 5, Waivers**

To repeal and replace Chapter 5, Waivers

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code

[Staff Report](#)

6. **Case 52-19 3153 and 3191 Government Street**

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and lounges)(C-AB-2) on the property located on the north side of Government Street, to the west of Beverly Drive, on a portion Lot 5-A, Block 7 of Odgen Park Subdivision. Section 81, T7S R1E, GLD, EBRP, LA (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

7. **CONSENT FOR DEFERRAL Case 59-19 1655 Sherwood Forest Boulevard**

To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) on the property located on the north side of King Richard Drive and east of Sherwood Forest Boulevard, on the former Sherwood Forest Country Club Property and Tract A of the property of J. J. Kohler Estate. Section 18 and 38, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)

Related to S-12-19

Deferred to October 21 by Councilmember Wilson with the applicants consent, the applicant is also requesting an additional 30 days from the Planning Commission to November 18

[Application](#)

8. **CONSENT FOR DEFERRAL S-12-19 Lakes at Legacy**

Proposed major low density single family residential subdivision to the north of King Richard Drive and east of Sherwood Forest Boulevard, on the former Sherwood Forest Country Club Property and Tract A of the J.J. Kohler Estate. (Council District 4 - Wilson)

Related to Case 59-19

Deferred to October 21 by Councilmember Wilson with the applicants consent, the applicant is also requesting an additional 30 days from the Planning Commission to November 18

[Application](#)

9. **Case 55-19 3976, 3990 Tyrone Drive**
To rezone from Limited Residential (A3.1) to Neighborhood Commercial (NC) on the property located on the south side of Tyrone Drive, to the west of Valley Street, on Lots 3 and 4, Block 10 of Valley Park Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff cannot certify the proposed request meets the criteria for a change of zoning. While it conforms to UDC requirements it is inconsistent with the Comprehensive Plan, and represents the intrusion of commercial uses into residential area
[Application](#) [Staff Report](#)
10. **Case 56-19 3347 Highland Road**
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bar and Lounges)(C-AB-2) on the property located on the east side of Highland Road, to the north of East Chimes Street, on a portion of Lot X-1-A, Arbour Place Subdivision. Section 54, T7S R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
11. **CONSENT FOR APPROVAL Case 57-19 9600 Florida Boulevard**
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant)(C-AB-1) on property located on the south side of Florida Boulevard, to the east of Cora Drive, on a portion of Tract C-1-A of the J. D. Sharp Tract. Section 68, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
12. **Case 58-19 16565 George O’Neal Road**
To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bar and Lounges)(C-AB-2) on the property located on the north side of George O’Neal Road, to the east of O’Neal Lane, on TR. 1-B-3-C-1-B-1-B-3 of the property of A. L. Bordelon. Section 53, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
13. **CONSENT FOR DEFERRAL ISPUD-8-19 Elysian III Apartments**
Proposed multifamily residential development on property located south of Spanish Town Road, west of Canal Street, and east of North 11th Street, on Lots 52-A, 53-A, and four undesignated lots of the Nicaragua Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
Deferred to October 19 by the Planning Director
[Application](#)
14. **CONSENT FOR APPROVAL RV-13-19 Gayosa Street Revocation**
Revocation of a portion of a 50 foot right-of-way from North 13th Street to the west dead end of the street. (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#)

15. **CONSENT FOR APPROVAL SNC-1-19 Batard Avenue to Serenity Oaks Drive**
 A proposed street name change for Batard Avenue, located north of Hoo Shoo Too Road and between Montrachet Drive and Oak Colony Boulevard (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff Commission certifies that consideration the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

16. **CONSENT FOR APPROVAL PUD-4-12 The RV Shop, The Greens at Millerville Final Development Plan**
 Proposed motor vehicle sales, located north of Interstate 12 and west of Millerville Road on Parcel 5 of the Greens at Millerville Subdivision. Section 38, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
17. **CONSENT FOR APPROVAL PUD-1-11 Phase 1, Part 1 Revision 6, Point Marie Final Development Plan**
 Proposed revision to change Phase 1 boundaries, located southwest of Nicholson, north of River Road, and east of Ben Hur Road, on Lots H-1; H-2; G-1; P-1; F-1-A; G-1-A; P-M-1; CS-91-A-1; CS-1 through CS-27; CS-36 through 45; CS-50 through C-64; CS-70 through CS-88; CS-98; G-1 through G-15; MU-1 through MU-8; VC-1 through 36; VE-1 through VE-26; CS-65-A through CS-86-A; CS-89-A through CS-97-A of the Pointe Marie Subdivision. Sections 78 and 79, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
18. **CONSENT FOR APPROVAL PUD-2-00 Creekside Cottages, Burbank University Final Development Plan**
 Proposed single family medium density residential lots on property located to the north of Ben Hur Road and east of Nicholson Drive, on Tract B-3-B-1-A-3 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan, and being consistent with the Comprehensive Plan, if companion Comprehensive Plan Amendment is approved, and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
19. **TND-1-07 Phase 10, Rouzan Kids Karousel Early Childhood Development Center, Final Development Plan**
 Proposed childhood center on property located south of Perkins Road, east of Glasgow Avenue, on a portion of Lot RZ-3-D of the Ralf Ford Property, of the Rouzan Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Traditional Neighborhood Development for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)

20. **CONSENT FOR APPROVAL CUP-6-19 Broadmoor Methodist Church (Columbarium)**
 Proposed columbarium on property located south of Mollylea Drive and west of Sharp Road, on Lots 75-A, 74-A, 73-A, 72, Tract W, Tract G-1, and 3.4793 AC. of Broadmoor Terrace Subdivision. Section 86, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
[Application](#) [Staff Report](#) [Plans](#)
21. **SS-7-19 Goodwood Estates (Flag Lot Subdivision)**
 Proposed low density single family residential subdivision to the south of Goodwood Avenue, and east of Keed Avenue, on Lot 10 of the Goodwood Estates Subdivision (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements for Planning Commission consideration, being consistent with the comprehensive plan, conforming to UDC regulations, and compatible with the neighborhood
[Application](#) [Staff Report](#)
22. **CONSENT FOR APPROVAL SS-8-19 College Hill (Flag Lot Subdivision)**
 Proposed low density single family residential subdivision to the north of Highland Road, and west of McDonald Avenue, on Lots 7, 8, and 9 of the College Hill Subdivision, Block 2. (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)
23. **CONSENT FOR APPROVAL SS-9-19 James P. Creaghan Property (Flag Lot Subdivision)**
 Proposed low density single family residential subdivision to the north of Hoo Shoo Too Road, and east of Savannah Jane Lane, on Lots B-1, B-2, and B-3-A of the James P. Creaghan Tract. (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)
24. **CONSENT FOR APPROVAL SP-6-19 Landmark of Baton Rouge Addition**
 Proposed addition to an existing assisted living center located to the south of North Interstate Drive, and east of Oxford Place Drive, on Lots B-2-A and B-2-B of the Oxford Place Subdivision, Section 2. (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
25. **CONSIDERATION TO ESTABLISH MEETING DATE ON OCTOBER 28 FOR PLANK ROAD MASTER PLAN**

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN